

## Ward 4 Development Summary

### Summer 2009

The Ward 4 Development Summary represents a selection of major public and private sector development projects and investment project occurring in Ward 4. It does not reflect all development activity within Ward 4. The information included in this document was compiled from various sources. Please contact the appropriate developer, property owner, or government agency for the most up to date information regarding the project. For additional information on development activity in the Ward, please utilize the Development Search function on the Washington DC Economic Partnership website: [www.wdcep.com](http://www.wdcep.com) or contact your Ward Planner, Malaika Abernathy at (202) 442-7617 and [malaika.abernathy@dc.gov](mailto:malaika.abernathy@dc.gov).

### Mixed-Use Development

**Lowe Development** – Development proposal at the intersection of South Dakota and Riggs Road NE includes a 3- part phased development as follows: *Fort Totten Square* (Phase I) - 468 residential units, 71,000 square feet of retail (with grocery store), 500 parking spaces; *Dakota Pointe* (Phase II)- 170 residential units; *Dakota Flats* (Phase III) – 260 apartments and 23,000 square feet of retail. Construction of Phase I is slated for 2010. (*Lamond-Riggs*)

**Park Place at Petworth Metro** – Donatelli Development is building a \$60 million development for 161 condos and 17,000 square feet of retail, currently under construction. Includes an affordable housing component with 20% of units at less than 60% of Area Median Income. Expected completion is Spring 2009. (*Petworth*)

**4100 Georgia Avenue, NW, Residences at Georgia**—Neighborhood Development Corporation built 72 affordable rental apartments above a 10,000 square foot Yes! Organics. All residential units affordable to households at 60% Area Median Income. Planned Unit Development approved for construction. March 2009 completed (*Petworth*)

**3910-3912 Georgia Avenue, NW, Georgia Commons**—Jair Lynch Development Partners is building 24,000 square feet of ground-floor retail, including a gym and café, with 130 mixed income housing units, including affordable housing with 40% of units at less than 60% of Area Median Income. Construction starts Spring 2009. (*Petworth*)

**3813, 3815 and 3825-29 Georgia Avenue** – DMPED chose Donatelli Development and Mosaic Urban Partners to develop into a \$5 million mixed-use development, which will include a dozen residential units and 3,000 square feet of neighborhood-serving retail and restaurants. Completed by Fall 2010 (*Petworth*)

**235 Carroll Avenue NW** – SGA Company to build 85 condominium units with 6,500 sf of ground floor retail. The site was a former brownfield site. Project is planned.

**Takoma Metro Station** – EYA proposes to build 86 townhomes, live work space and a village green. Redesign of transit facilities and station access planned. Expected ground breaking is winter 2009 and completion in winter 2010(*Takoma*)



**Park Place at Petworth Metro**

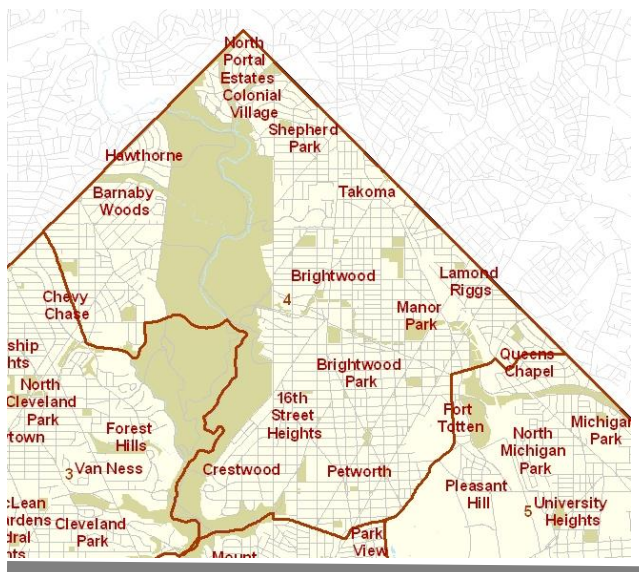


**Planned Lowe's Fort Totten Development**

### Residential Development

**7041 Blair Road NW** 150-unit condominium building adjacent to Takoma Metro Station, currently under construction. The development is slated to be completed in winter 2009. (*Takoma*)

**6425 14<sup>th</sup> Street NW**—Blue Skye Development and the Educational Organization for United Latin Americans will build 26 condos, more than half of them subsidized, on the site. Developers will also build a 54-unit project on a nearby lot it owns, at 1330 Missouri Ave. NW, for senior citizens that will be managed by the non-profit. Construction is slated for Summer 2009. (*Brightwood*)



## Public Investment

### Transportation and Transit:

Middle Georgia Avenue Transportation Study; "Metro Extra" Rapid Bus on Georgia Avenue; New Hampshire Avenue NE reconstruction; Georgia Ave/ New Hampshire Avenue NW intersection improvements; Kennedy Street NW sidewalk improvements; Takoma Transportation Study implementation; Brightwood Transportation Study, ongoing.

**Community Grants and Planning:**  
Neighborhood Investment Fund (NIF) for Brightwood



## Completed Plans

**Great Streets:** The Office of Planning and the District Department of Transportation to work jointly with the community to revitalize the city's major corridors. Special emphasis will be placed on transportation, economic revitalization and urban design. In ward 4, Great Streets is focused on Georgia Avenue.

The **Upper Georgia Avenue Land Development Plan**, initiated in July 2006, is a revitalization strategy and framework for future development along the corridor from Eastern Avenue to Decatur Street NW. The Plan was approved by Council in July 2008.

**Kennedy Street Corridor Revitalization Plan** is a strategic development plan to determine how to coordinate small business development, commercial retention/attraction and streetscape improvements to improve this traditional main street. The Plan was approved by Council in July 2008

**Riggs Road/South Dakota Avenue Area Development Plan** is a joint Ward 4/Ward 5 planning initiative to develop a vision for commercial revitalization and transit-oriented development for the Riggs Park/Fort Totten area. The Plan was approved by Council in March 2009.

**Georgia Avenue Area Public Facilities Co-Location Feasibility Study** is a project to determine how the District should use its land adjacent to the Petworth Metro Station to provide state-of-the-art joint use public facilities, including a school recreation center and other important needs such as housing, medical facilities and outdoor recreation space. Study is ongoing.

**Brightwood Neighborhood Investment Fund Plan** The District's Office of Planning in partnership with the NIF Program's implementing agency, the Office of the Deputy Mayor for Planning and Economic Development, worked with community stakeholders to develop an investment plan for the Brightwood target area. The Neighborhood Investment Fund (NIF) is an annual non-lapsing, revolving fund to finance economic development and neighborhood revitalization in 12 target neighborhoods. Funds are made available through a competitive solicitation process. A request for funding proposals is expected to be issued in the fall of 2009. Visit [www.dcbiz.dc.gov](http://www.dcbiz.dc.gov) for more info on NIF.

